

***I. INTRODUCTION***

***A. Document Organization***

The Lakeside Historic Survey Report is divided into five (5) sections.

**Section I** describes the background for the potential development of an historic district in Lakeside's Town Center.

**Section II** describes the history of the town development.

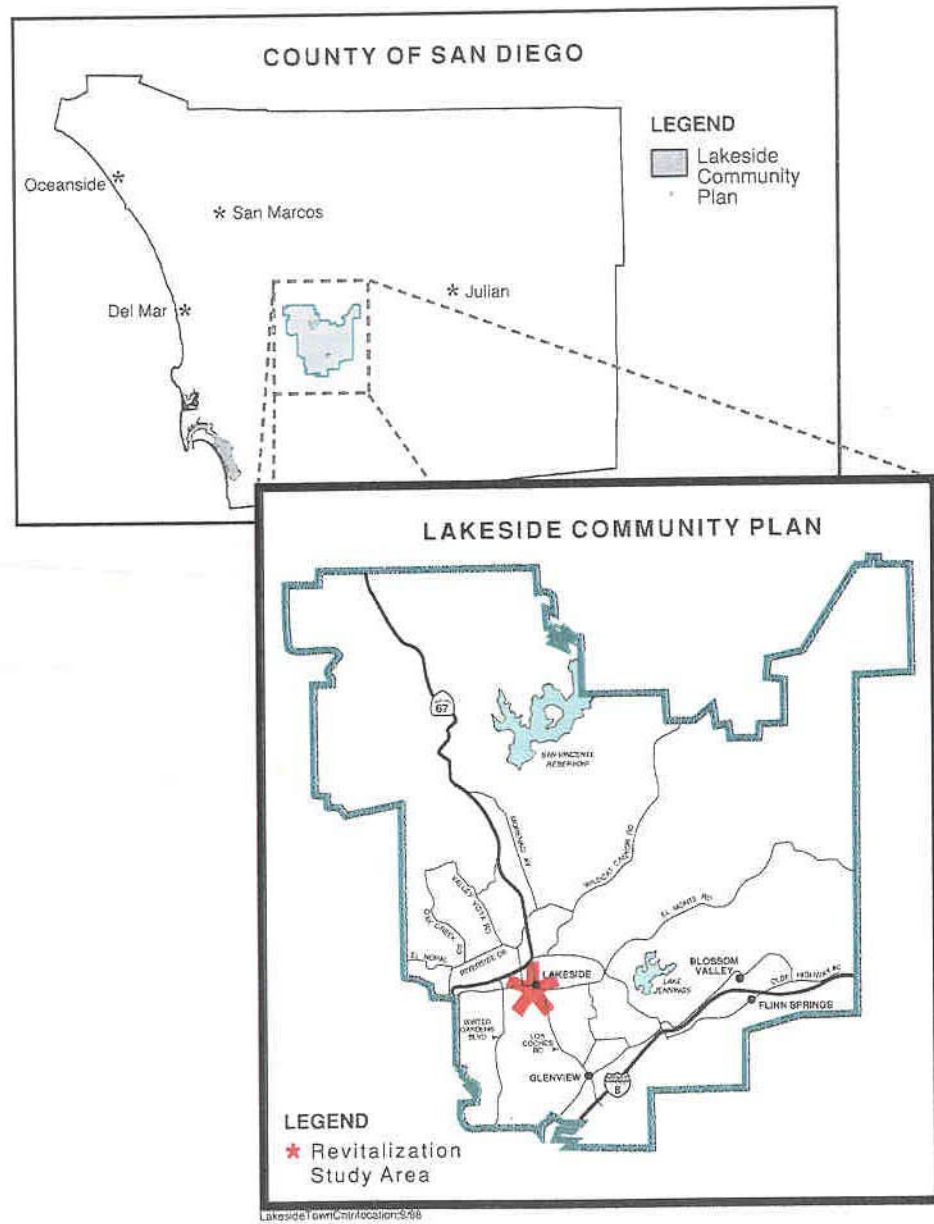
**Section III** describes Lakeside's eras and architectural styles.

**Section IV** summarizes the results of the historic resource survey conducted by Affinis in 2001.

**Section V** provides the conclusion for the historic survey report.

***B. Project Location***

The community of Lakeside lies within central San Diego County, in the western foothills of the Cuyamaca Mountains (**Exhibit 1, Regional Map**). Since 1886, Lakeside has grown from a rural community to a small town to a suburban enclave. Today, the Town Center in Lakeside consists of commercial and civic uses focused on Maine Avenue, industrial development located west of this area along Woodside Avenue and Wintergardens Boulevard, and residential areas focused north and east of Maine Avenue, north of Lindo Lake.



**Exhibit 1  
Regional Map**

**C. Lakeside Economic Revitalization Plan**

The Lakeside Economic Revitalization Plan is an action plan developed in 1999 by a committee of citizens of Lakeside to address land use and economic issues in their community. The goal of the plan is to direct future development in the Town Center in a manner that will encourage the economic vitality of Lakeside.<sup>1</sup> With implementation of the plan, Lakeside hopes to provide a diverse mix of business and employment opportunities; preserve and promote the historic small town character of Lakeside; and create a pedestrian-friendly environment for residents, businesses and visitors.

Received by the Board of Supervisors in 1999, the Revitalization Plan called for the following actions:

- Preserve and enhance the Maine Avenue Business district and the adjacent neighborhood.
- Conduct a comprehensive survey and analysis of potentially historic resources in the vicinity of the historical Town Center.
- Initiate a Rezone that expands the use of a Special Area Designator and create an historical district encompassing the Town Center.

In April 2001, Affinis Inc. conducted a comprehensive survey and analysis of potentially historic resources in the vicinity of the historical Town Center. That survey was used to prepare this report. The purpose of the survey was to identify historic, cultural, archaeological or architectural resource values of landmarks and structures within the Revitalization Area (dashed boundary) and a potential historic district in the Town Center (bold outline) as shown in **Exhibit 2**.

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<sup>1</sup> Lakeside Economic Revitalization Plan



Historical consultants, Ruth C. Alter and Kathleen Flannigan of Affinis Inc., used the study area boundary defined by the Lakeside Economic Revitalization Plan as a starting point for the Lakeside Historic Resource Survey. The consultants approached each Lakeside property within the study area as a potential contributing resource to a local historic district. Background research consisted of: title searches; San Diego County Recorder's Office data; building permits, Notices of Completion; San Diego City and County directory listings; newspaper and biographical files at the Lakeside Historical Society and the San Diego Public Library; examination of the 1911 and 1929 Lakeside Sanborn Fire Insurance Maps; field checks and photo documentation of historic resources.

The survey identified fifty (50) historic resources in the study area (See Historic Resource Map, Section IV, page IV-2). The survey included preparation of State of California Department of Parks and Recreation forms that document the location, condition and history of the historic resources. In addition, the survey indicated sufficient evidence to link portions of the community together as a local historic district based on California Register Criteria as follows:

- A. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- B. Associated with the lives of persons important to local, California or national history.
- C. Embodies the distinctive characteristics of a type, period, or region or method of construction or represents the work of a master or possesses high artistic values.
- D. Has yielded, or has the potential to yield, information on the prehistory or history of the local area, California or the nation.